

The Price of Housing in Montana 2003

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For
The Board of Housing
Department of Commerce
State of Montana



Compiled by
The Center for Applied Economic Research
Montana State University – Billings
www.msubillings.edu/caer

Cheryl Heath
Housing Research Manager
406.657.2217
caheath@msubillings.edu

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The Price of Housing in Montana 2003

The Center for Applied Economic Research (CAER) at Montana State University – Billings created a database out of existing data gathered by Robert Morgan of the Montana Board of Housing, and calculated the appropriate statistics to investigate the average purchase price of housing in Montana in 2003. The information will be used to help the Montana Board of Housing establish new Purchase Price Limits for its single-family mortgage loan programs.

The Montana Board of Housing gathered the data on single-family home sales from realtors and mortgage lenders throughout the state. In addition, the CAER added sales data for the Billings, Bitterroot, Gallatin, Helena, and Northwest Associations of Realtors from our statewide sales database (after eliminating duplicates). The data is essentially a convenient sample drawn from realtors and mortgage lenders around the state.

RESULTS

Measures of central tendency:¹

Percent change from 2002 sample

(2002 measures are in parenthesis)

Mean =	\$166,253	19 % (\$139,439)
Median =	\$136,500	14 % (\$120,000)
Mode =	\$125,000	25 % (\$100,000)
Total sample size =	10,600	-1 % (10,656)

Percentile Prices²

	Existing	New
10	\$ 68,000	\$124,860
25	\$ 97,000	\$141,925
50	\$134,000	\$169,690
75	\$184,900	\$214,761
90	\$276,000	\$287,900

¹ The CPI-U (national CPI for all urban consumers) increased 2.3% in 2003; the national CPI-U for housing increased 2.5%.

A variable like housing price can create a distribution that is highly skewed. With such a distribution, the central tendency can have several values depending upon what needs to be emphasized:

The mean: The average price. This would be a good measure to use to promote the area's economic viability.

The median: Half cost more, half cost less. This is a good measure if you want to know what your money will buy.

The mode: The most frequently occurring price.

² Additional percentiles are listed in the Appendix.

In 2002, the average price (mean) decreased. For 2003, the average price increased 19%, the largest increase since 1999. The average increase over the 5 year period was 8.6%. The change in the average price in previous years was:

<u>YEAR</u>	<u>PERCENTAGE CHANGE</u>
1999	12 %
2000	6 %
2001	7 %
2002	-1 %
2003	19 %

The following cities contributed most to the 19% increase in the average price for 2003:

<u>CITY</u>	<u>PERCENTAGE INCREASE</u>	<u># OF SALES SAMPLED</u>
Belgrade	34 %	272
Big Fork	58 %	189
Bozeman	21 %	922
Great Falls	24 %	657
Hamilton	18 %	260
Livingston	40 %	415
Missoula	26 %	311
Whitefish	24 %	268

Sales in the above cities represent 31% of the sales sampled.

**FIGURE 1
AVERAGE PRICE**

<u>LOCATION</u>	<u>NUMBER</u>	<u>MEAN</u>	<u>MEDIAN</u>
OVERALL TOTAL	10,600	\$166,253	\$136,500
CITIES³			
Belgrade	272	\$152,350	\$136,250
Big Fork	189	\$362,253	\$215,000
Big Sky	48	\$194,505	\$153,500
Billings	2,168	\$146,418	\$129,900
Bozeman	922	\$214,203	\$182,950
Clancy	43	\$179,750	\$167,000
Columbia Falls	167	\$155,495	\$134,300
Corvallis	104	\$203,159	\$179,000
Darby	43	\$169,337	\$122,500
Dillon	54	\$112,889	\$102,500

³ Cities with 40 or more sales sampled are listed individually.

**FIGURE 1
AVERAGE PRICE**

	LOCATION	NUMBER	MEAN	MEDIAN
CITIES	East Helena	99	\$108,604	\$104,348
	Eureka	55	\$169,533	\$120,000
	Florence	45	\$219,692	\$210,000
	Great Falls	657	\$126,383	\$114,900
	Hamilton	260	\$158,193	\$133,250
	Havre	45	\$76,973	\$69,000
	Helena	694	\$140,440	\$130,498
	Kalispell	702	\$168,353	\$149,700
	Lakeside	64	\$359,696	\$193,500
	Laurel	145	\$126,245	\$106,000
	Livingston	415	\$150,971	\$119,000
	Missoula	311	\$205,004	\$170,000
	Polson	144	\$196,656	\$154,750
	Ronan	50	\$136,045	\$112,000
	Stevensville	142	\$172,925	\$146,000
	Three Forks	43	\$116,197	\$105,000
	Townsend	50	\$136,926	\$110,700
	Victor	61	\$158,894	\$141,500
	Whitefish	268	\$301,297	\$189,000
	Other Cities	2,340	\$152,554	\$122,112
COUNTIES	Beaverhead	91	\$112,136	\$99,900
	Big Horn	14	\$61,828	\$53,750
	Blaine	11	\$69,263	\$60,000
	Broadwater	59	\$131,978	\$105,000
	Carbon	123	\$150,496	\$120,000
	Cascade	692	\$125,952	\$114,700
	Chouteau	10	\$60,503	\$65,000
	Custer	50	\$72,181	\$65,000
	Dawson	46	\$71,983	\$65,750
	Deer Lodge	38	\$61,358	\$54,950
	Fallon	6	\$42,167	\$37,000
	Fergus	47	\$97,329	\$78,000
	Flathead	1,601	\$221,856	\$159,000
	Gallatin	1,528	\$202,668	\$167,850
	Garfield	1	\$29,000	\$29,000
	Glacier	7	\$107,780	\$98,000
	Golden Valley	3	\$74,333	\$65,000
	Granite	2	\$121,500	\$121,500
	Hill	79	\$76,889	\$72,000
	Jefferson	158	\$157,969	\$161,400
	Judith Basin	4	\$51,000	\$40,000
	Lake	267	\$217,318	\$155,000
	Lewis & Clark	965	\$135,771	\$127,000
	Liberty	4	\$49,183	\$41,615

**FIGURE 1
AVERAGE PRICE**

	LOCATION	NUMBER	MEAN	MEDIAN
COUNTIES	Lincoln	144	\$160,648	\$123,250
	Madison	72	\$176,951	\$119,300
	McCone	1	\$69,000	\$69,000
	Meagher	13	\$69,646	\$67,500
	Mineral	7	\$114,686	\$132,800
	Missoula	422	\$207,276	\$169,950
	Musselshell	30	\$94,008	\$56,750
	Park	496	\$153,709	\$121,000
	Phillips	2	\$54,000	\$54,000
	Pondera	8	\$77,638	\$81,250
	Powder River	1	\$55,000	\$55,000
	Powell	23	\$95,692	\$85,000
	Prairie	2	\$63,250	\$63,250
	Ravalli	755	\$176,193	\$151,500
	Richland	39	\$69,748	\$65,000
	Roosevelt	3	\$50,833	\$55,000
	Rosebud	11	\$82,127	\$69,900
	Sanders	68	\$142,760	\$120,000
	Silver Bow	130	\$100,333	\$81,875
	Stillwater	74	\$152,339	\$115,000
MONTH	Sweet Grass	1	\$110,000	\$110,000
	Teton	13	\$85,262	\$85,000
	Toole	20	\$78,633	\$72,250
	Treasure	2	\$59,000	\$59,000
	Valley	17	\$83,406	\$74,000
	Wheatland	3	\$125,633	\$135,000
	Yellowstone	2,437	\$144,806	\$129,680
	January	589	\$155,035	\$129,000
	February	553	\$138,697	\$123,500
	March	733	\$165,331	\$134,900
	April	806	\$164,544	\$134,650
	May	1,007	\$156,848	\$133,900
	June	1,067	\$166,023	\$136,900
	July	1,067	\$166,220	\$139,900
	August	1,230	\$173,299	\$140,000
	September	1,072	\$177,290	\$141,000
	October	999	\$172,351	\$139,900
	November	757	\$170,475	\$135,000
	December	720	\$171,620	\$141,750

FIGURE 2
AVERAGE PRICE BY EXISTING AND NEW⁴

LOCATION/CONDITION		NUMBER	MEAN	MEDIAN
OVERALL TOTAL				
	Existing	9,932	\$164,187	\$134,000
	New	668	\$196,971	\$169,690
	Total	10,600	\$166,253	\$136,500
CITIES⁵				
Belgrade	Existing	227	\$151,922	\$132,000
	New	45	\$154,510	\$155,000
	Total	272	\$152,350	\$136,250
Big Fork	Existing	169	\$376,296	\$230,000
	New	20	\$243,592	\$186,500
	Total	189	\$362,253	\$215,000
Big Sky	Existing	45	\$189,810	\$145,000
	New	3	\$264,933	\$194,900
	Total	48	\$194,505	\$153,500
Billings	Existing	2,003	\$141,744	\$126,650
	New	165	\$203,152	\$182,020
	Total	2,168	\$146,418	\$129,900
Bozeman	Existing	838	\$214,508	\$181,500
	New	84	\$211,161	\$189,950
	Total	922	\$214,203	\$182,950
Clancy	Existing	42	\$178,042	\$166,450
	New	1	\$251,500	\$251,500
	Total	43	\$179,750	\$167,000
Columbia Falls	Existing	153	\$154,802	\$133,000
	New	14	\$163,060	\$135,100
	Total	167	\$155,495	\$134,300
Corvallis	Existing	101	\$204,461	\$179,500
	New	3	\$159,333	\$145,200
	Total	104	\$203,159	\$179,000

⁴ New housing is listed only for locations where the sample included new housing sales.

⁵ Cities with 40 or more sales sampled are listed individually.

FIGURE 2
AVERAGE PRICE BY EXISTING AND NEW⁴

LOCATION/CONDITION		NUMBER	MEAN	MEDIAN
CITIES				
Darby	Existing	42	\$171,524	\$127,250
	New	1	\$77,500	\$77,500
	Total	43	\$169,337	\$122,500
Dillon	Existing	54	\$112,889	\$102,500
	Total	54	\$112,889	\$102,500
East Helena	Existing	96	\$107,351	\$102,000
	New	3	\$148,732	\$164,697
	Total	99	\$108,604	\$104,348
Eureka	Existing	54	\$169,915	\$120,000
	New	1	\$148,864	\$148,864
	Total	55	\$169,533	\$120,000
Florence	Existing	40	\$213,245	\$206,000
	New	5	\$271,270	\$210,000
	Total	45	\$219,692	\$210,000
Great Falls	Existing	648	\$125,596	\$114,500
	New	9	\$183,070	\$177,300
	Total	657	\$126,383	\$114,900
Hamilton	Existing	257	\$158,503	\$134,000
	New	3	\$131,633	\$130,000
	Total	260	\$158,193	\$133,250
Havre	Existing	45	\$76,973	\$69,000
	Total	45	\$76,973	\$69,000
Helena	Existing	619	\$137,739	\$127,500
	New	75	\$162,733	\$153,900
	Total	694	\$140,440	\$130,498
Kalispell	Existing	612	\$165,509	\$143,950
	New	90	\$187,691	\$167,000
	Total	702	\$168,353	\$149,700
Lakeside	Existing	61	\$365,295	\$183,500
	New	3	\$245,833	\$205,000
	Total	64	\$359,696	\$193,500
Laurel	Existing	141	\$124,210	\$102,000
	New	4	\$197,975	\$207,450
	Total	145	\$126,245	\$106,000

FIGURE 2
AVERAGE PRICE BY EXISTING AND NEW⁴

LOCATION/CONDITION		NUMBER	MEAN	MEDIAN
CITIES				
Livingston	Existing	411	\$150,952	\$119,000
	New	4	\$152,975	\$160,000
	Total	415	\$150,971	\$119,000
Missoula	Existing	296	\$205,595	\$170,000
	New	15	\$193,341	\$158,230
	Total	311	\$205,004	\$170,000
Polson	Existing	138	\$197,352	\$154,500
	New	6	\$180,650	\$164,750
	Total	144	\$196,656	\$154,750
Ronan	Existing	50	\$136,045	\$112,000
	Total	50	\$136,045	\$112,000
Stevensville	Existing	139	\$173,638	\$146,000
	New	3	\$139,858	\$151,900
	Total	142	\$172,925	\$146,000
Three Forks	Existing	41	\$113,552	\$103,000
	New	2	\$170,400	\$170,400
	Total	43	\$116,197	\$105,000
Townsend	Existing	50	\$136,926	\$110,700
	Total	50	\$136,926	\$110,700
Victor	Existing	60	\$156,877	\$141,500
	New	1	\$279,900	\$279,900
	Total	61	\$158,894	\$141,500
Whitefish	Existing	241	\$308,746	\$190,000
	New	27	\$234,811	\$189,000
	Total	268	\$301,297	\$189,000
Other Cities	Existing	2,259	\$150,050	\$120,000
	New	81	\$222,385	\$163,500
	Total	2,340	\$152,554	\$122,112
COUNTIES				
Beaverhead	Existing	87	\$111,925	\$99,500
	New	4	\$116,738	\$115,876
	Total	91	\$112,136	\$99,900

FIGURE 2
AVERAGE PRICE BY EXISTING AND NEW⁴

LOCATION/CONDITION		NUMBER	MEAN	MEDIAN
COUNTIES				
Big Horn	Existing	13	\$50,300	\$49,500
	New	1	\$211,690	\$211,690
	Total	14	\$61,828	\$53,750
Blaine	Existing	11	\$69,263	\$60,000
	Total	11	\$69,263	\$60,000
Broadwater	Existing	59	\$131,978	\$105,000
	Total	59	\$131,978	\$105,000
Carbon	Existing	122	\$150,397	\$120,000
	New	1	\$162,530	\$162,530
	Total	123	\$150,496	\$120,000
Cascade	Existing	683	\$125,199	\$114,000
	New	9	\$183,070	\$177,300
	Total	692	\$125,952	\$114,700
Chouteau	Existing	10	\$60,503	\$65,000
	Total	10	\$60,503	\$65,000
Custer	Existing	50	\$72,181	\$65,000
	Total	50	\$72,181	\$65,000
Dawson	Existing	46	\$71,983	\$65,750
	Total	46	\$71,983	\$65,750
Deer Lodge	Existing	37	\$60,178	\$54,900
	New	1	\$105,000	\$105,000
	Total	38	\$61,358	\$54,950
Fallon	Existing	6	\$42,167	\$37,000
	Total	6	\$42,167	\$37,000
Fergus	Existing	45	\$96,208	\$78,000
	New	2	\$122,545	\$122,545
	Total	47	\$97,329	\$78,000
Flathead	Existing	1,437	\$223,217	\$157,000
	New	164	\$209,931	\$169,250
	Total	1,601	\$221,856	\$159,000
Gallatin	Existing	1,381	\$201,855	\$166,000
	New	147	\$210,310	\$172,500
	Total	1,528	\$202,668	\$167,850

FIGURE 2
AVERAGE PRICE BY EXISTING AND NEW⁴

LOCATION/CONDITION		NUMBER	MEAN	MEDIAN
COUNTIES				
Garfield	Existing	1	\$29,000	\$29,000
	Total	1	\$29,000	\$29,000
Glacier	Existing	7	\$107,780	\$98,000
	Total	7	\$107,780	\$98,000
Golden Valley	Existing	3	\$74,333	\$65,000
	Total	3	\$74,333	\$65,000
Granite	Existing	2	\$121,500	\$121,500
	Total	2	\$121,500	\$121,500
Hill	Existing	79	\$76,889	\$72,000
	Total	79	\$76,889	\$72,000
Jefferson	Existing	149	\$154,161	\$158,000
	New	9	\$221,021	\$219,900
	Total	158	\$157,969	\$161,400
Judith Basin	Existing	4	\$51,000	\$40,000
	Total	4	\$51,000	\$40,000
Lake	Existing	257	\$217,569	\$154,500
	New	10	\$210,875	\$178,925
	Total	267	\$217,318	\$155,000
Lewis & Clark	Existing	878	\$133,330	\$125,000
	New	87	\$160,405	\$152,900
	Total	965	\$135,771	\$127,000
Liberty	Existing	4	\$49,183	\$41,615
	Total	4	\$49,183	\$41,615
Lincoln	Existing	134	\$159,760	\$118,000
	New	10	\$172,536	\$185,000
	Total	144	\$160,648	\$123,250
Madison	Existing	71	\$177,683	\$119,100
	New	1	\$125,000	\$125,000
	Total	72	\$176,951	\$119,300
McCone	Existing	1	\$69,000	\$69,000
	Total	1	\$69,000	\$69,000
Meagher	Existing	13	\$69,646	\$67,500
	Total	13	\$69,646	\$67,500

FIGURE 2
AVERAGE PRICE BY EXISTING AND NEW⁴

LOCATION/CONDITION		NUMBER	MEAN	MEDIAN
COUNTIES				
Mineral	Existing	6	\$122,967	\$133,900
	New	1	\$65,000	\$65,000
	Total	7	\$114,686	\$132,800
Missoula	Existing	406	\$207,845	\$170,000
	New	16	\$192,820	\$160,580
	Total	422	\$207,276	\$169,950
Musselshell	Existing	30	\$94,008	\$56,750
	Total	30	\$94,008	\$56,750
Park	Existing	491	\$153,718	\$121,000
	New	5	\$152,780	\$160,000
	Total	496	\$153,709	\$121,000
Phillips	Existing	2	\$54,000	\$54,000
	Total	2	\$54,000	\$54,000
Pondera	Existing	8	\$77,638	\$81,250
	Total	8	\$77,638	\$81,250
Powder River	Existing	1	\$55,000	\$55,000
	Total	1	\$55,000	\$55,000
Powell	Existing	22	\$96,178	\$82,250
	New	1	\$85,000	\$85,000
	Total	23	\$95,692	\$85,000
Prairie	Existing	2	\$63,250	\$63,250
	Total	2	\$63,250	\$63,250
Ravalli	Existing	735	\$175,954	\$151,000
	New	20	\$184,976	\$155,700
	Total	755	\$176,193	\$151,500
Richland	Existing	39	\$69,748	\$65,000
	Total	39	\$69,748	\$65,000
Roosevelt	Existing	3	\$50,833	\$55,000
	Total	3	\$50,833	\$55,000
Rosebud	Existing	11	\$82,127	\$69,900
	Total	11	\$82,127	\$69,900
Sanders	Existing	68	\$142,760	\$120,000
	Total	68	\$142,760	\$120,000

FIGURE 2
AVERAGE PRICE BY EXISTING AND NEW⁴

LOCATION/CONDITION		NUMBER	MEAN	MEDIAN
COUNTIES				
Silverbow	Existing	130	\$100,333	\$81,875
	Total	130	\$100,333	\$81,875
Stillwater	Existing	74	\$152,339	\$115,000
	Total	74	\$152,339	\$115,000
Sweet Grass	Existing	1	\$110,000	\$110,000
	Total	1	\$110,000	\$110,000
Teton	Existing	13	\$85,262	\$85,000
	Total	13	\$85,262	\$85,000
Toole	Existing	20	\$78,633	\$72,250
	Total	20	\$78,633	\$72,250
Treasure	Existing	2	\$59,000	\$59,000
	Total	2	\$59,000	\$59,000
Valley	Existing	15	\$80,433	\$70,000
	N	2	\$105,700	\$105,700
	Total	17	\$83,406	\$74,000
Wheatland	Existing	2	\$120,950	\$120,950
	N	1	\$135,000	\$135,000
	Total	3	\$125,633	\$135,000
Yellowstone	Existing	2,261	\$140,401	\$125,000
	N	176	\$201,393	\$180,960
	Total	2,437	\$144,806	\$129,680

FIGURE 3
PERCENT CHANGE FROM 2002 TO 2003⁶

LOCATION		NUMBER	MEAN	MEDIAN
OVERALL TOTAL		-1%	19%	14%
CITIES				
	Belgrade	127%	34%	24%
	Big Fork	-1%	58%	40%
	Big Sky	118%	8%	4%
	Billings	30%	8%	10%

⁶ Represents percentage change from 2002 to 2003. For example, the overall total sample size is 1% smaller, the average price increased 19%, and the median price increased 14%.

FIGURE 3
PERCENT CHANGE FROM 2002 TO 2003⁶

	LOCATION	NUMBER	MEAN	MEDIAN
CITIES	Bozeman	148%	21%	31%
	Clancy	-48%	9%	4%
	Columbia Falls	-15%	10%	11%
	Corvallis	8%	37%	27%
	Darby	65%	25%	7%
	Dillon	69%	24%	23%
	East Helena	1%	0%	9%
	Eureka	-20%	7%	0%
	Florence	-66%	32%	33%
	Great Falls	-5%	24%	28%
	Hamilton	46%	18%	18%
	Havre	-41%	-8%	-8%
	Helena	-6%	4%	9%
	Kalispell	-3%	9%	13%
	Lakeside	3%	70%	19%
	Laurel	21%	6%	0%
	Livingston	337%	40%	30%
	Missoula	-79%	26%	18%
	Polson	2%	16%	14%
	Ronan	39%	29%	27%
	Stevensville	-29%	19%	9%
	Three Forks	79%	21%	19%
	Townsend	127%	48%	41%
	Victor	9%	-8%	1%
	Whitefish	-11%	24%	21%
	Other Cities	-11%	23%	19%
COUNTIES	Beaverhead	28%	18%	15%
	Big Horn	133%	-45%	-50%
	Blaine	10%	-26%	-7%
	Broadwater	168%	42%	34%
	Carbon	64%	17%	9%
	Cascade	-6%	23%	27%
	Chouteau	-55%	-8%	7%
	Custer	-38%	2%	1%
	Dawson	-22%	21%	27%
	Deer Lodge	-57%	-18%	-21%
	Fallon	-75%	-38%	-37%
	Fergus	-70%	15%	10%
	Flathead	2%	23%	17%
	Gallatin	158%	27%	29%
	Garfield	100%	-----	-----
	Glacier	0%	63%	63%
	Golden Valley	0%	-17%	-24%
	Granite	-95%	69%	79%

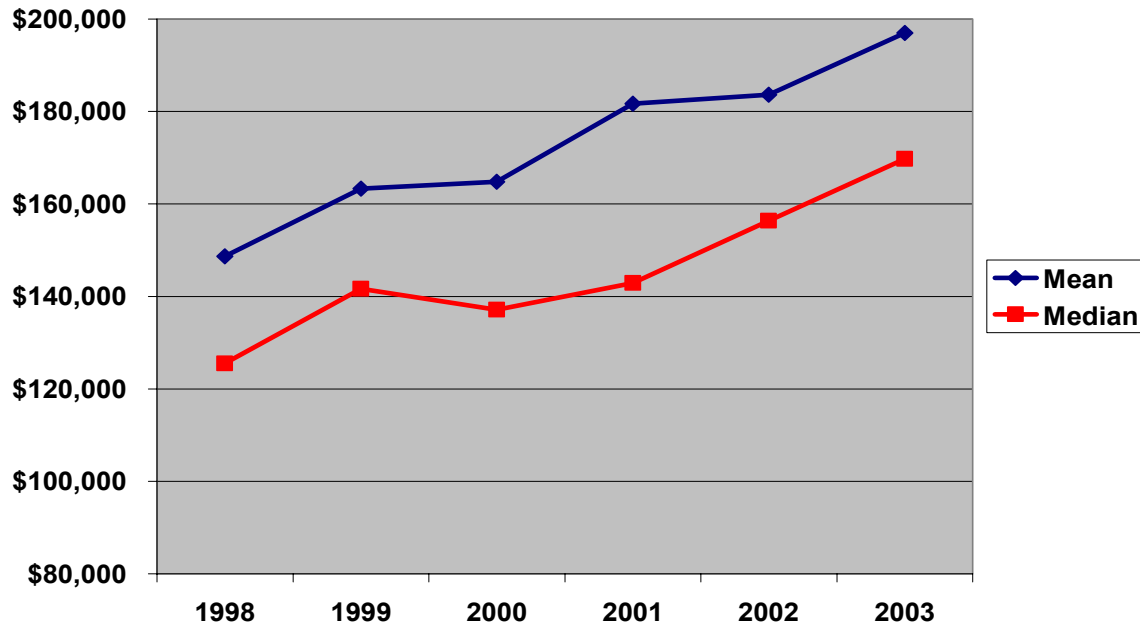
FIGURE 3
PERCENT CHANGE FROM 2002 TO 2003⁶

	LOCATION	NUMBER	MEAN	MEDIAN
COUNTIES	Hill	3%	-7%	-3%
	Jefferson	3%	8%	8%
	Judith Basin	-43%	-38%	-47%
	Lake	0%	22%	15%
	Lewis & Clark	10%	4%	8%
	Liberty	-33%	-12%	-27%
	Lincoln	35%	4%	7%
	Madison	33%	37%	2%
	McCone	-88%	34%	67%
	Meagher	86%	-5%	21%
	Mineral	-90%	31%	63%
	Missoula	-77%	29%	18%
	Musselshell	25%	10%	-16%
	Park	60%	20%	19%
	Phillips	-75%	-21%	-31%
	Pondera	-71%	4%	18%
	Powder River	-80%	-8%	-22%
	Powell	-36%	-6%	-8%
	Prairie	-67%	-58%	-51%
	Ravalli	4%	19%	12%
	Richland	-35%	17%	17%
	Roosevelt	200%	-41%	-36%
	Rosebud	-65%	19%	5%
	Sanders	10%	2%	7%
	Silver Bow	-53%	27%	19%
	Stillwater	147%	24%	8%
	Sweet Grass	-95%	-32%	-23%
	Teton	-19%	2%	17%
	Toole	-53%	27%	14%
	Treasure	100%	-----	-----
	Valley	-77%	17%	17%
	Wheatland	-40%	91%	100%
	Yellowstone	32%	8%	10%
MONTH	January	-16%	23%	21%
	February	-14%	3%	8%
	March	-3%	20%	14%
	April	7%	15%	10%
	May	13%	13%	11%
	June	22%	15%	11%
	July	12%	9%	10%
	August	23%	24%	15%
	September	9%	28%	18%
	October	-12%	23%	16%
	November	-27%	29%	16%
	December	-22%	20%	15%

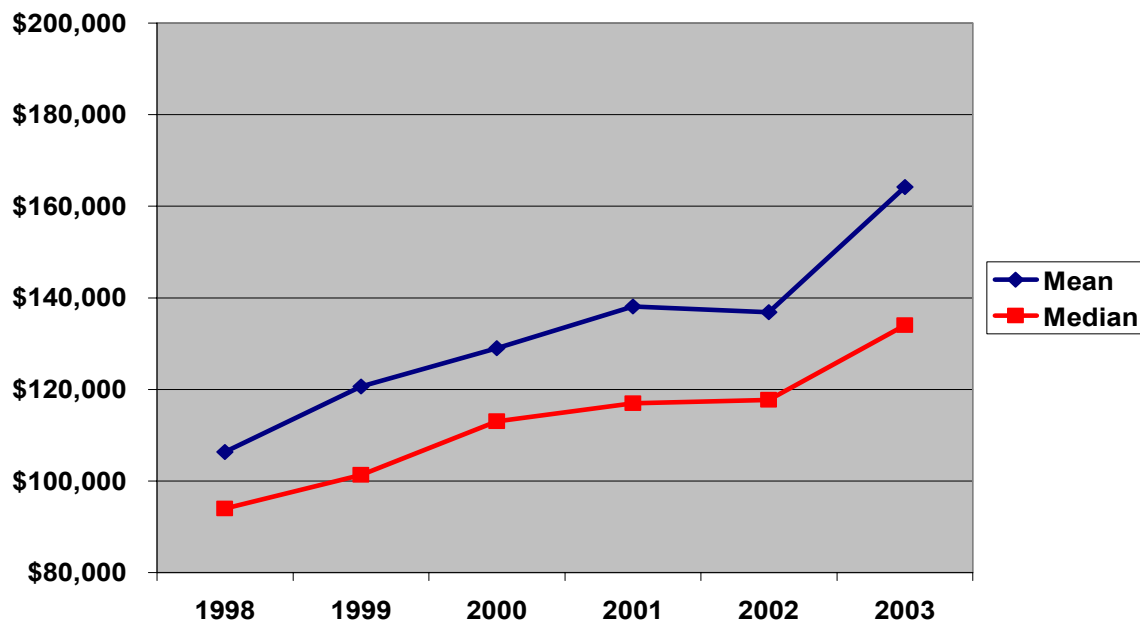
NEW AND EXISTING HOUSING

For 2003, the average price of new housing was **\$196,971** (a 7 % increase from 2002) and the average price of existing housing was **\$164,187** (a 20% increase from 2002). On average, new homes cost **\$32,784** more than existing homes.

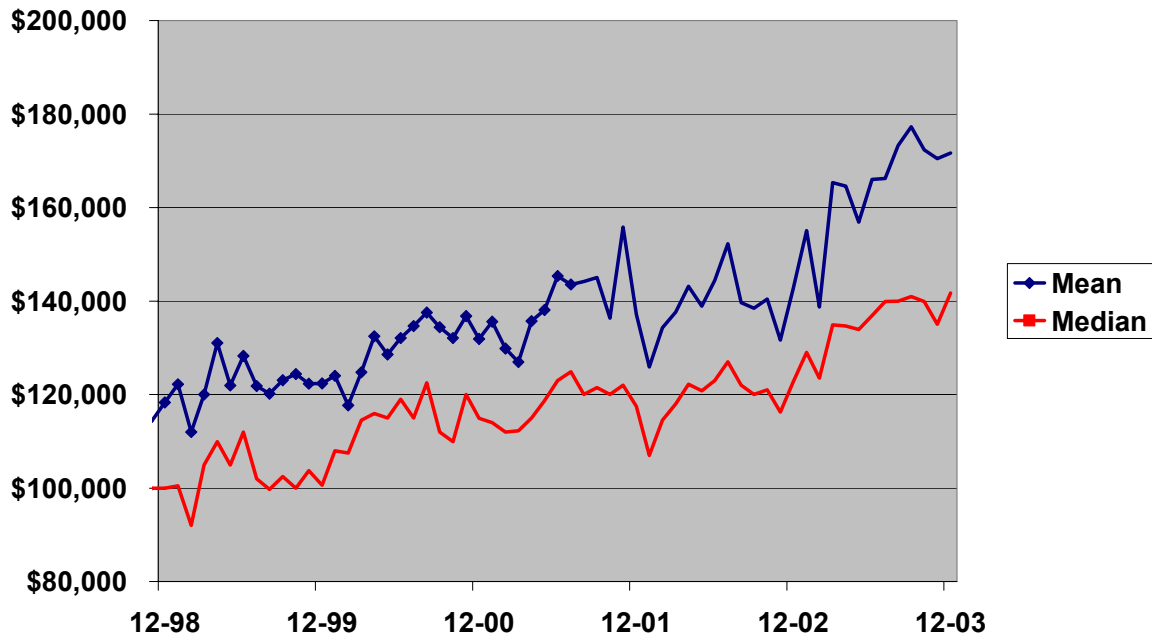
Change in New Home Prices



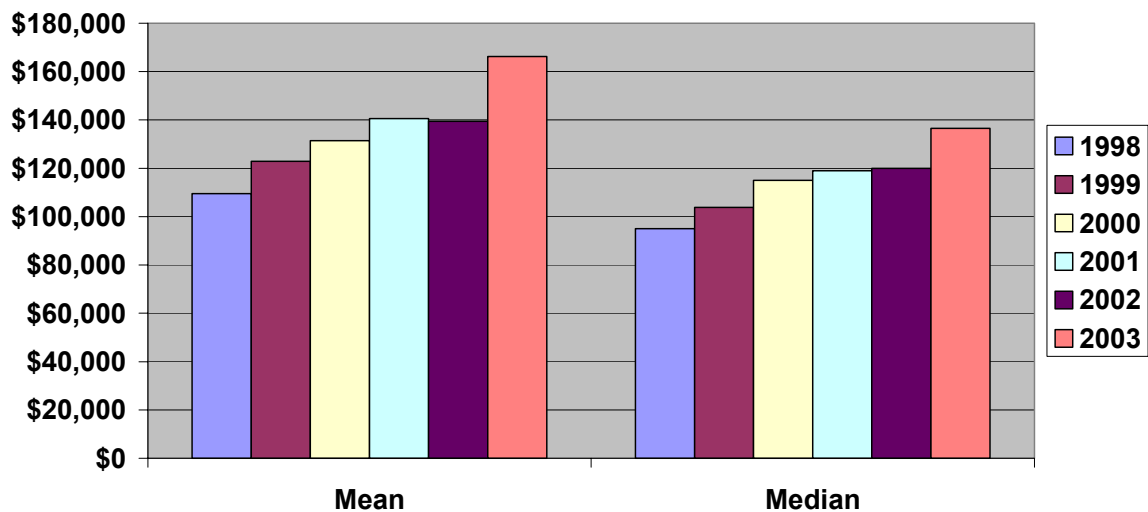
Change in Existing Home Prices



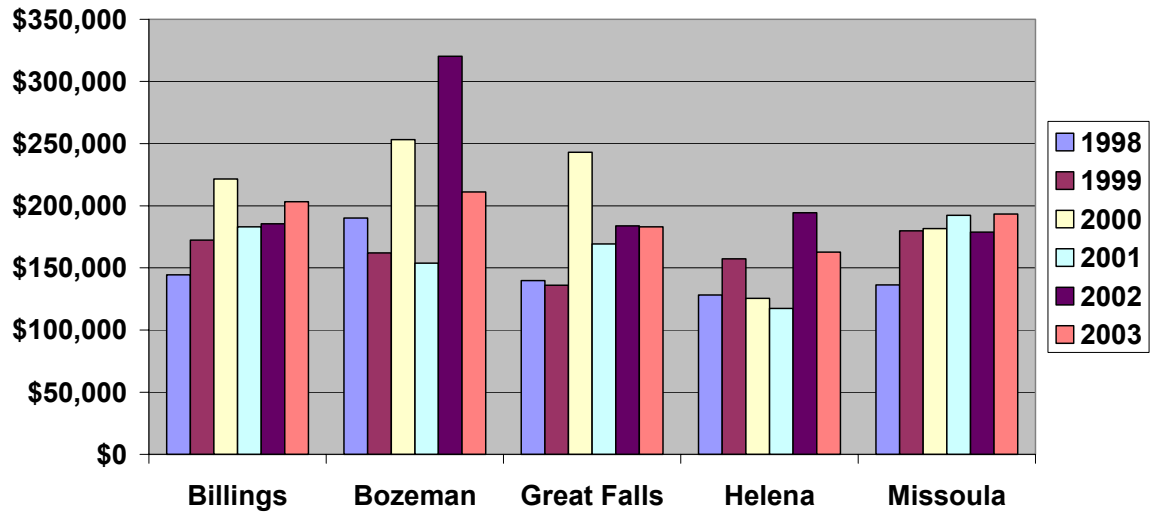
Price of Housing - Change Over Time
Total of Existing & New Homes



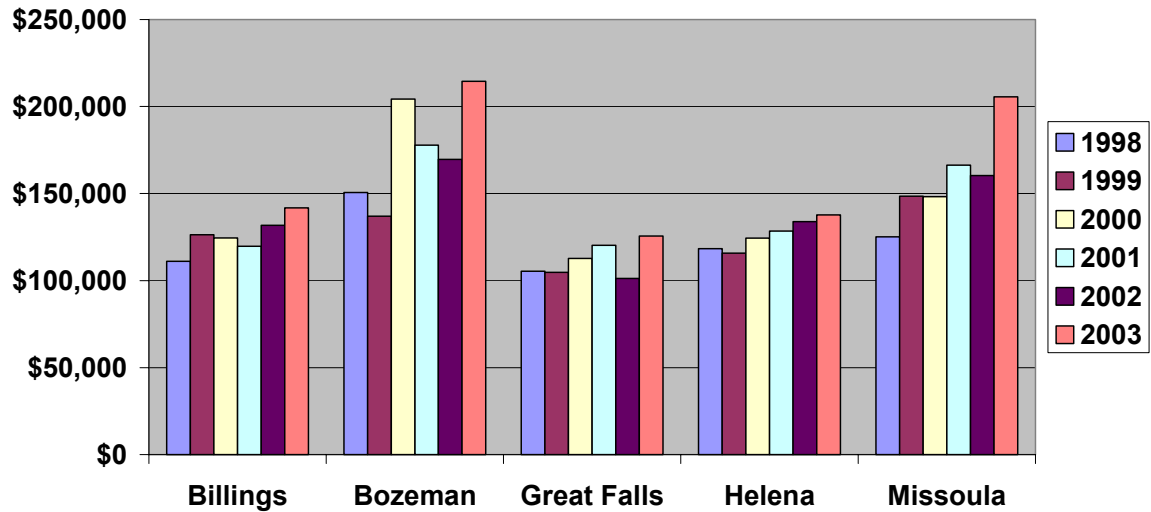
Price of Homes - Total of Existing & New



Average Price in Major Cities - New Homes



Average Price in Major Cities - Existing Homes



APPENDIX

Most Popular Prices

	Price	Number Sold
1	\$125,000	106
2	\$115,000	101
3	\$120,000	93
4	\$135,000	92
5	\$105,000	83
6	\$130,000	83
7	\$145,000	82
8	\$85,000	80
9	\$110,000	74
10	\$155,000	69
11	\$160,000	69
12	\$95,000	68
13	\$75,000	64
14	\$140,000	64
15	\$185,000	63
16	\$150,000	62
17	\$90,000	60
18	\$170,000	60
19	\$100,000	58
20	\$80,000	57
20	\$165,000	57
20	\$210,000	57

Percentile Prices

Percentiles	Total	Existing	New
0.5	\$20,000	\$19,264	\$43,713
1.0	\$26,000	\$25,000	\$78,059
1.5	\$31,000	\$30,000	\$85,084
2.0	\$35,000	\$34,900	\$95,888
2.5	\$38,000	\$36,559	\$104,073
3.0	\$40,000	\$40,000	\$108,233
3.5	\$44,852	\$42,500	\$110,000
4.0	\$46,500	\$45,000	\$112,806
4.5	\$49,905	\$48,197	\$113,870
5.0	\$52,000	\$50,000	\$114,735
5.5	\$55,000	\$53,000	\$116,693
6.0	\$57,000	\$55,000	\$117,506
6.5	\$59,000	\$57,500	\$118,384
7.0	\$60,000	\$59,362	\$119,000
7.5	\$62,000	\$60,000	\$119,900
8.0	\$64,000	\$62,000	\$119,952
8.5	\$65,000	\$64,000	\$121,178
9.0	\$66,000	\$65,000	\$123,110
9.5	\$68,000	\$65,695	\$124,280
10.0	\$69,900	\$68,000	\$124,860
15.0	\$80,000	\$79,500	\$130,497
20.0	\$90,000	\$88,500	\$135,703
25.0	\$99,900	\$97,000	\$141,925
30.0	\$109,500	\$106,000	\$149,970
35.0	\$117,000	\$114,900	\$154,915
40.0	\$123,900	\$120,000	\$159,000
45.0	\$129,900	\$127,000	\$164,010
50.0	\$136,500	\$134,000	\$169,690
55.0	\$144,732	\$140,000	\$176,975
60.0	\$153,500	\$149,900	\$182,110
65.0	\$162,500	\$159,900	\$189,985
70.0	\$174,900	\$170,500	\$199,620
75.0	\$186,500	\$184,900	\$214,761
80.0	\$209,000	\$205,000	\$233,118
85.0	\$235,000	\$234,758	\$257,765
90.0	\$279,000	\$276,000	\$287,900
95.0	\$365,000	\$365,000	\$355,495
100.0	\$6,000,000	\$6,000,000	\$2,450,000